

**NOTICE OF MEETING OF THE
CARSON CITY PLANNING COMMISSION
AND THE GROWTH MANAGEMENT COMMISSION
WEDNESDAY, NOVEMBER 30 AT 5:00 P.M.
COMMUNITY CENTER, SIERRA ROOM, 851 EAST WILLIAM STREET
CARSON CITY, NEVADA**

*Items scheduled at a **specific time** cannot be heard earlier than at the scheduled time per the Nevada Open Meeting Law Requirements. A dinner recess may be taken. If a dinner recess is taken, any unfinished business will be heard after the meeting is resumed.*

A. Call to Order, Roll Call, Determination of a Quorum and Pledge of Allegiance

B. Public Comment**

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of the Planning Commission, including any matter that is not specifically included on the agenda as an action item.

C. For Possible Action: Approval of the Minutes – September 28 & 29, 2016

D. Modification of Agenda

Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

E. Disclosures

Any member of the Commission may wish to explain any contact with an applicant or the public regarding an item on the agenda or business of the Commission.

F. Public Hearing Matters

F-1 For Presentation Only: Presentation on the South Carson Street Complete Streets Corridor Study. (Patrick Pittenger)

Summary: With the opening of the Carson City freeway extension, traffic patterns and volumes are anticipated to change significantly. In anticipation of this, and consistent with the Carson Area Metropolitan Planning Organization's Unified Planning Work Program, City transportation staff is preparing the South Carson Street Complete Streets Corridor Study. The presentation will provide the Commission with an overview of the considerations.

F-2 SUP-16-103* For Possible Action: To consider a request for a Special Use Permit from YESCO Outdoor Media (property owner: Herman C. Bauer & H & E Trust) for an existing billboard, on property zoned General Commercial (GC), located at 4440 Highway 50 East, APN 008-281-11. (Hope Sullivan)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

F-3 SUP-16-149* For Possible Action: To consider a request for a Special Use Permit from Sacramento Valley LP d/b/a Verizon Wireless (property owner: Cambill Investments, Inc.) to allow a new telecommunications facility with a 104 foot height, on property zoned General Commercial (GC), located at 5853 S. Carson St., APN 009-304-06. (Hope Sullivan)

Summary: The applicant is proposing a new wireless telecommunication monopole with associated improvements in the General Commercial zoning district. New telecommunication facilities require a Special Use Permit. The proposed height of the monopole at 104 feet also requires review to exceed 45 feet in the General Commercial zoning district.

F-4 SUP-16-094* For Possible Action: To continue a request for a Special Use Permit from Sacramento Valley LP d/b/a/Verizon Wireless (Agent) Michelle Ellis, Project Manager (property owner: William Ramos Family Partnership) to allow a 84 foot high new telecommunications facility, on property zoned Downtown Mixed Use (DTMU), located at S. Stewart St at 8th St., APN 004-053-02. (Hope Sullivan)

Summary: Staff is requesting the Commission continue this item to allow staff the opportunity to work with the applicant to clarify the request. The applicant has agreed to continuation. The applicant is proposing a new wireless telecommunication monopole with associated improvements in the Downtown Mixed-Use zoning district. New telecommunication facilities require a Special Use Permit. The proposed height of the monopole of 84 feet also requires review in the Downtown Mixed-Use zoning district.

F-5 ZMA-16-153 For Possible Action: To consider a request for a Zoning Map Amendment from Janet Mello/Terry Edwards (property owner: Janet Mello; Lake Tahoe Christian Fellowship) to allow a change zoning from Single Family 1 Acre (SF1A) to Multi-Family Apartment (MFA), located at 150 E. Roland St. & 4810 Snyder Ave., APN's 009-197-02 & -03. (Hope Sullivan)

Summary: The applicants are proposing to change the zoning district on the subject properties from Single Family 1 Acre to Multi-Family Apartment, which would allow for future development of the site as multi-family apartments.

F-6 SUP-16-160* For Possible Action: To consider a request for a Special Use Permit from Roger Shaheen (Agent) Lumos & Associates (property owner: Western Insurance Co) to allow an extended stay (maximum 180 days) RV Resort, on property zoned Tourist Commercial (TC), located at 1400 Old Hot Springs Rd., APN 008-123-40. (Kathe Green)

Summary: The applicant is proposing an extended stay recreational vehicle resort, with 215 recreational vehicle parking areas, clubhouse, pool and assorted amenities, including fitness center, store, office, restaurant, limited gaming, laundry, restrooms, barbecues and pet areas. Up to 30 day stays are allowed by right in the Tourist Commercial zoning district, but stays of up to a maximum of 180 days require review and approval of a Special Use Permit.

G. Recess as the Planning Commission.

GROWTH MANAGEMENT COMMISSION AGENDA

- 1. Call to Order, Roll call and Determination of a Quorum**
- 2. Public Comment****

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of the Growth Management Commission, including any matter that is not specifically included on the agenda as an action item.

3. For Possible Action: Approval of the Minutes – May 25, 2016

4. Public Hearing Matters

4.A. GM-16-161* For Possible Action: To consider a request for a Growth Management Review from Roger Shaheen (Agent) Lumos & Associates (property owner: Western Insurance Co) to allow for average daily water usage greater than 15,000 gallons per day, on property zoned Tourist Commercial (TC), located at 1400 Old Hot Springs Rd., APN 008-123-40. (Kathe Green)

Summary: The applicant is proposing a recreational vehicle extended stay resort. It is anticipated the average daily water usage will be greater than 15,000 gallons per day, estimated at 59,700 gallons per day. Therefore, additional review of the proposed use under the Growth Management ordinance is required.

5. Public Comment**

6. For Possible Action: To Adjourn as the Growth Management Commission

H. Reconvene as the Planning Commission

I. Public Hearing Matters

I-1 MPA-16-170 For Possible Action: To consider a request to amend the Master Plan to incorporate an above ground utility plan that shows corridors designated for construction of aboveground utilities in compliance with NRS 278.165.

Summary: State law (NRS 278.165) requires that counties with a population of less than 100,000 that have a master plan include an above ground utility plan in its master plan. The proposed amendment is intended to create compliance with the State law.

I-2 MPA-16-174 For Possible Action: To make recommendations to the Board of Supervisors regarding the annual Master Plan report. (Lee Plemel)

Summary: State law (NRS 278.190) requires the Planning Commission to annually make recommendations to the Board of Supervisors regarding the implementation of the Master Plan. Staff will provide the Planning Commission with information regarding past, current and future Master Plan implementation actions for the Commission's consideration.

**Agenda items with an asterisk (*) indicate that final action will be taken unless appealed or otherwise announced. The Planning Commission's or Growth Management Commission's "ACTION" may include either approval, approval with conditions, denial, continuance, or tabling of an item.*

Appeal of a Planning Commission item: An appeal must be submitted to the Planning Division within 10 days for the Planning Commission's action. In order to be part of the administrative record regarding an appeal of an item on the agenda, you must present your comments at the podium or have previously sent correspondence to the Planning Division or have spoken to staff regarding an item on this agenda. For information regarding an appeal of a Commission decision, please contact Lee Plemel, Community Development Director, at 775-887-2180, via e-mail at lplemel@carson.org, or via fax at 775-887-2278.

J. Staff Reports (non-action items)

J-1 Director's report to the Commission. (Lee Plemel)

- Future agenda items.
- Commissioner reports/comments.

K. Public Comment**

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of the Planning Commission including any matter that is not specifically included on the agenda as an action item.

L. For Possible Action: Adjournment

*** PUBLIC COMMENT: The Planning Commission and the Growth Management Commission will provide at least two public comment periods in compliance with the minimum requirements of the Open Meeting Law prior to adjournment. In addition, it is Carson City's aspirational goal to also provide for item-specific public comment as follows: In order for members of the public to participate in the public body's consideration of an agenda item, the public is strongly encouraged to comment on an agenda item when called for by the Chair during the item itself. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. Comments may be limited to **three minutes** per person or topic at the discretion of the Chair in order to facilitate the meeting.*

For further information

If you would like more information about an agenda item listed above, please contact the staff member listed at the end of the particular item in which you are interested at 775-887-2180. Contact Rea Thompson at 775-887-2180 or planning@carson.org if you would like copies of supporting materials for an agenda item. Supporting materials for the meeting are available in the Planning Division office located at 108 E. Proctor Street, Carson City or at www.carson.org/agendas. All written comments to the Planning Commission and the Growth Management Commission regarding an item must be submitted to the Planning Division office by 4:00 p.m. on the day prior to the meeting date to ensure delivery to the Planning Commission or Growth Management Commission before the meeting.

The Planning Division office is pleased to make reasonable accommodations for members of the public who wish to attend the meeting and need assistance. If special arrangements for the meeting are necessary, please notify the Planning Division in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2180, as soon as possible.

This agenda has been posted at the following locations on November 22, 2016.

City Hall, 201 North Carson Street
Carson City Library, 900 North Roop Street
Community Center-Sierra Room, 851 East William Street
Community Development Department, 108 E. Proctor Street
Dept. of Public Works, Corporate Yard Facility, 3505 Butti Way

This agenda is also available on the Carson City Website at www.carson.org/agenda
State Website - <https://notice.nv.gov>